147.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,700 / 772,700
					USE VALUE:	772,700 / 772,700
					ASSESSED:	772,700 / 772,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOELLE DAVID M
Owner 2:	KOELLE TAMARA
Owner 3:	
Street 1:	151 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CRANE ANNE M/TREACEY THOMAS J -
Owner 2:	FAIRWEATHER JANET M -
Street 1:	151 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1707 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	321,500		451,200	772,700
Total Card	0.110	321,500		451,200	772,700
Total Parcel	0.110	321,500		451,200	772,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.67 | /Parcel: 452.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96755
GIS Ref:
GIS Ref:
Insp Date: 05/07/18

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,500	0	4,800.	451,200	772,700	772,700	Year End Roll	12/18/2019
2019	101	FV	269,700	0	4,800.	423,000	692,700	692,700	Year End Roll	1/3/2019
2018	101	FV	253,000	0	4,800.	349,700	602,700	602,700	Year End Roll	12/20/2017
2017	101	FV	253,000	0	4,800.	321,500	574,500	574,500	Year End Roll	1/3/2017
2016	101	FV	253,000	0	4,800.	293,300	546,300	546,300	Year End	1/4/2016
2015	101	FV	238,500	0	4,800.	287,600	526,100	526,100	Year End Roll	12/11/2014
2014	101	FV	238,500	0	4,800.	267,300	505,800	505,800	Year End Roll	12/16/2013
2013	101	FV	238,500	0	4,800.	254,400	492,900	492,900		12/13/2012

!11505!

PRINT

Date	Time
12/11/20	01:40:13

LAST REV

Date	Time
03/17/20	08:11:42
danam	
11505	

USER DEFINED

Prior Id # 1:	96755
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRANE ANNE M/TR	43544-474		8/18/2004		475,000	No	No		
CRANE ANNE M--E	35464-421		5/13/2002	Family	1	No	No		
TREACEY THOMAS	23679-44		9/22/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	130	Redo Bas	44,150	O				
9/28/2007	872	Redo Kit	36,815	C		G9	GR FY09	
1/3/2006	9	New Wind	14,899	C		G7	GR FY07	13 REPLACEMENT WND
12/30/2004	1209	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Meas/Inspect	BS	Barbara S
11/12/2008	Meas/Inspect	355	PATRIOT
9/22/2005	MLS	BR	B Rossignol
11/29/2004	MLS	MM	Mary M
1/7/2000	Inspected	263	PATRIOT
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	9									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,200 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26511431
Const Adj.:	0.98990101
Adj $ / SQ:	156.542
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394902
Depreciation:	73452
Depreciated Total:	321450

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

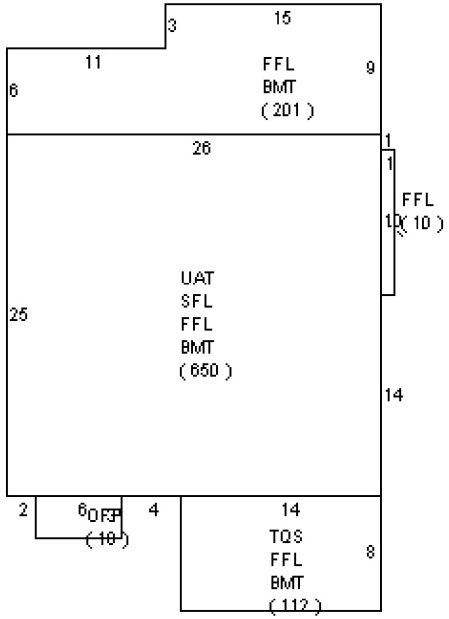
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.54
Special Features:	0	Val/Su Net:	112.77
Final Total:	321500	Val/Su SzAd	188.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	973	156.540	152,316
BMT	Basement	963	46.960	45,225
SFL	Second Floor	650	156.540	101,752
UAT	Upper Attic	163	62.620	10,175
TQS	3/4 Story	84	156.540	13,150
OFP	Open Porch	18	43.560	784

Net Sketched Area:	2,851	Total:	323,402
Size Ad	1707	Gross Are	3366	FinArea	1707
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

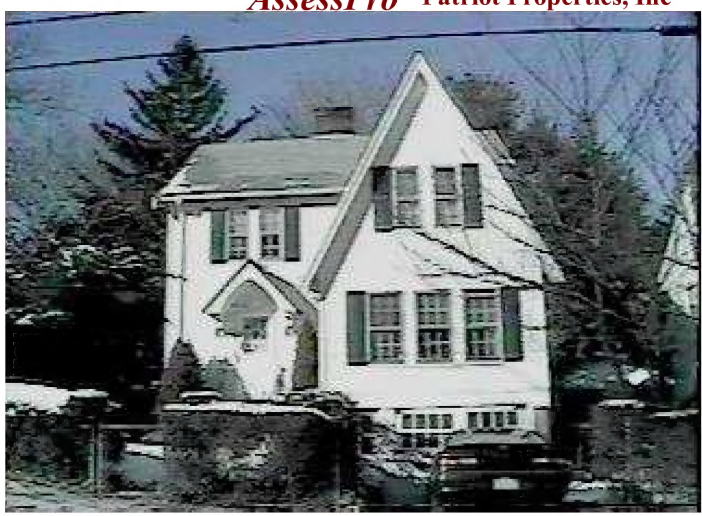
SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc